

Grant County Planning Commission

March 25th, 2002

The March 2002 regular meeting of the Planning Commission was called to order by John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Stephen Fritz, Vernon Webster, Nick Kinman, William Covington, Stephen Mann, Jim Weigel, Bill Marksberry, Marvin Faulkner, Brooke Rider, Nancy Duley, Tom Nienaber and Ray Erpenbeck

There was a quorum present.

NOTE: Sam Womble not voting on any items.

Item 1. January Meeting Minutes

Vernon Webster made a motion to approve the minutes, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 2. February Financial Report

Stephen Mann made a motion to approve the financial report, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 3. Administrators Report

1. Jonathan stated that the office would be sending out forms to be filled out for continuing education hours.
2. Jonathan stated that the May meeting needed to be rescheduled due to the holiday. Vernon Webster made a motion to change the May meeting to May 29th, Brooke Rider Seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.
3. Jonathan said that the next continuing education class would be April 29th at 7pm
4. Jonathan told the Commission about the upcoming KAPA Spring conference.
5. Volunteers for the budget committee were: Stephen Mann, Nancy Duley, Vernon Webster, John Lawrence and Bill Marksberry. William Covington made a motion to approve the committee, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 4. Zoning Subcommittee Report

Brooke Rider stated that the next meeting would be the 2nd Tuesday in May and the public was invited to attend.

Item 5. Telecommunications committee Report

The Committee reported that a meeting was being scheduled to review the applicants for reviewing the cell tower applications and the mayors and Judge Executive were being invited to attend for their input.

ITEM 6: ZONE CHANGE -RICHARDSON - ELLISTON MT. ZION RD. - A1 TO RR

APPLICANT: Terry Richardson

GENERAL LOCATION: An approximate 3.6412 acre area located on the east side of Elliston Mt. Zion Rd., at the intersection of Jericho Rd.

REQUEST: to change the zoning of the property from A1 - Agricultural One to RR - Rural Residential

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Richardson stated that the request was to rezone the property so that he could sell the existing house from the property. He said that he did not have any plans to sell the other lots right away.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

John Lawrence declared the public hearing closed.

Jonathan Britt stated that his recommendation was for approval because it was consistent with the adopted Comprehensive Plan with the following conditions: 1. if a driveway on lot 1 doesn't meet the requirements lot 1 & 2 be combined.

Mr. Richardson stated that there shouldn't be a problem because the land is flat on lot 1.

Stephen Mann made a motion to approve the request because it is consistent with the adopted Comprehensive Plan, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes. Sam Womble did not vote.

ITEM 7: ZONE CHANGE -SPONICL PROPERTIES, LLC - BUSINESS BLVD. - A1 & CBD TO I1

APPLICANT: Sponcil Properties, LLC

GENERAL LOCATION: An approximate 10.0 acre area located on the east side of Southern Railroad, east of Rt. 25, and on the north side of Business Boulevard in the City of Dry Ridge

REQUEST: to change the zoning of the property from Dry Ridge A-1- Agricultural One and Dry Ridge CBD - Commercial Business District to Dry Ridge I-1 - Industrial One

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Ed Lorenz, representing the applicant, stated that the Comprehensive Plan showed the property as an Industrial area. He said the request was to build self storage units on the property. Mr. Lorenz said that adjoining property is zoned I1 and the property is surrounded by the railroad on 3 sides. He stated the property is not suitable for other development. Mr. Lorenz said that the City of Dry Ridge does not have self storage units listed as a use in I1 zone and the applicant would have to go to the City Board of Adjustments for approval. He said that this use is very low key and the construction of the new road would help with the traffic.

Mr. Richardson stated that the request was to rezone the property so that he could sell the existing house from the property. He said that he did not have any plans to sell the other lots right away.

John Lawrence asked if anyone wished to speak for or against the request.

Pat Conrad stated that she was the magistrate serving the Dry Ridge area and she said that this property has been a problem for some time and that the City and the County cleaned up the property. She said that she was in favor of the request and it would improve the property.

Nick Kinman arrived at 7:25.

Vernon Webster asked when the property was annexed into the City.

Ed Lorenz stated that it was quite some time ago.

Jonathan stated that Mr. Mulvey had researched the annexation for several days and determined that the original map showed the property within the City limits.

John Lawrence declared the public hearing closed.

Marvin Faulkner asked what street the access would be to the property.

Ed Lorenz stated that the property would be accessed by Business Blvd.

Jonathan stated that his recommendation was for approval with the condition that the applicant ask the City of Dry Ridge to amend their text to allow storage units as a permitted use in the I1 zone. HE stated that this would allow control for the screening between the property and the railroad and US 25.

William Covington asked if a site plan was submitted.

Jonathan stated that it was required and he didn't know why they did not submit one.

Lorenz stated that they didn't submit a plan because they were going to have to go to the City for approval.

Jonathan stated that if it is a conditional use they would submit a plan to the City Board of Adjustment and if it was a permitted use they plan would be submitted to the planning commission.

Jim Weigel asked what type of screening would be required.

Jonathan said that it would be along the same lines that is currently required for the cell towers and it would be along the railroad, US 25 and possibly the rear of the property.

Stephen Mann made a motion to approve the request because it is consistent with the adopted Comprehensive Plan with the condition that the applicant go to the City and request that self storage units be added to the permitted uses in the I1 zone, Stephen Fritz seconded the motion.

Ed Lorenz asked if the applicant would be required to pay and request the change or if the City could do the request.

Mr. Nienaber stated that the City could initiate the request for the text change.

A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes. Sam Womble did not vote.

Item 8. Grant County Deposit Bank - revised site plan

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plan.

Marvin Faulkner made a motion to approve the plan submitted in 11/21/01, Vernon Webster seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 9. Art's Tool Rental

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plat.

John Lawrence read a letter from Bill Cull granting the right to use his property for drainage detention and retention.

Mr. Nienaber recommended that if the commission wished to approve the plan that a condition be put on the approval that a recordable easement be drawn up to allow this property to use the other property for detention and retention.

Craig Moore stated that it was the intent of the owner to record the easement.

Stephen Mann made a motion to approve the plat with the condition that an easement is recorded for the detention on the Cull property, William Covington seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 10. RGC - preliminary plat

Brooke Rider excused herself from discussion and voting.

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plat.

Stephen Mann made a motion to approve the plat, Jim Weigel seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item. 11 Southern Court - Preliminary Plat

Logan Murphy stated that the plat showed 7 duplex lots, and the plan fits with the surrounding area.

The commission questioned the access to the lots.

Logan stated that the road came off of US 25.

Stephen Fritz made a motion to approve the plat, Jim Weigel seconded the motion. A hand vote was taken, Bill Marksberry:yes, Marvin Faulkner:yes, Brooke Rider:yes, Vernon Webster:yes, Nancy Duley:no, Jim Weigel:yes, Stephen Fritz:yes, William Covington:yes and Stephen Mann:yes, Nick Kinman:yes Motion passes.

Item 12. McCahiride - Improvement Plat

Pat Cahill stated that this was the same plat that was before them last month with the addition of the utilities.

John Lawrence read a letter from Erpenbeck Engineers recommending approval of the plat.

Stephen Mann made a motion to approve the plat, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Item 13. Executive session

None

Item 14. other business

Mr. Nienaber stated that he had been talking to Jim Purcell about Fairway Drive in Crittenden. He said that the first 200 feet was not constructed per the subdivision regulations 7-8 years ago. He said that the Commission needed to send a letter stating that that portion of the street was out of the Commission's hand and he saw nothing improper in doing so.

Nick Kinman questioned the requirement of Sechrest garage submitting a site plan because the property was located in the city of Williamstown.

Mr. Neinaber stated that the City could take over reviewing the site plans within the city limits but they needed to do so by officially appointing the zoning officer in Williamstown to review and sign off on the plat and he has not seen anything doing so.

Nick Kinman asked why he was required to go through so much red tape.

Jonathan stated that it was no more than anyone else.

John Lawrence stated that they just wanted to be sure that any development was done correctly and if the City wanted to take over the responsibility then they needed to do so correctly.

Item 15. adjournment

Brooke Rider made a motion to adjourn, Stephen Mann seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

JOHN LAWRENCE, CHAIRMAN - DATE

NICK KINMAN, SECRETARY - DATE